



CENTURY 21 COMMERCIAL

Affiliated

FOR SALE
Salon de Luxe

1280 W Main St
Sun Prairie WI. 53590.

EXCLUSIVELY LISTED BY

DIONE LAUFENBERG

DIONE@WISEQUESTCRE.COM

SALON DE LUXE

OFFERING SUMMARY

Price \$1,660,000

Available SF: Appx 7,200 SF

County: DANE

Township: CITY OF SUN PRAIRIE

22 FULLY LEASE SUITES

APN: 0811-071-2335-1



CONTACT DIONE LAUFENBERG: 608-886-3205 |
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OFFERING SUMMARY

Salon Suite Rentals



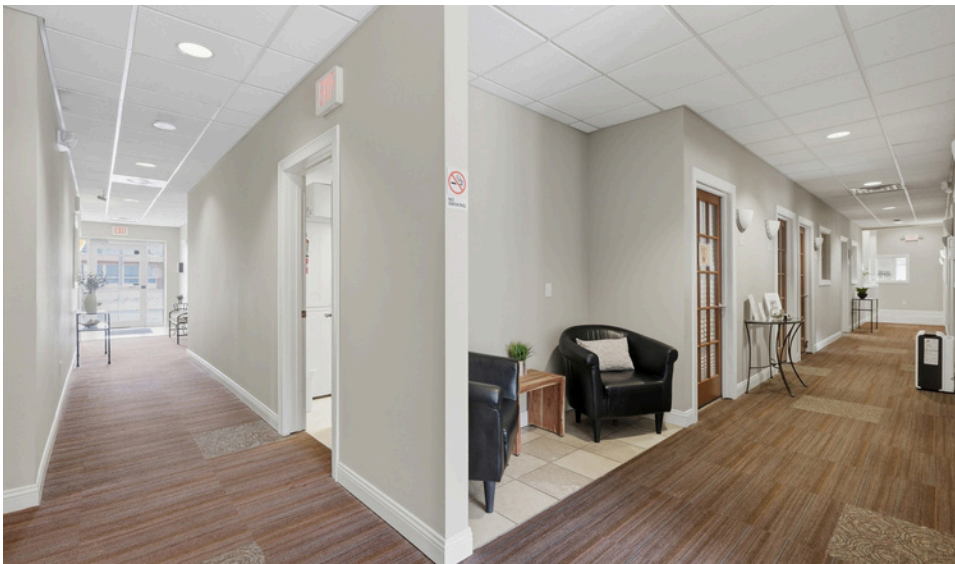
- 100% Occupied
- Established Since 2004
- Fully Renovated
- Long-Term Tenant History (Up to 22 Years)
- Multiple Independent Income Streams
- Strong Historical Occupancy
- Turnkey Investment Opportunity

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JUST LISTED

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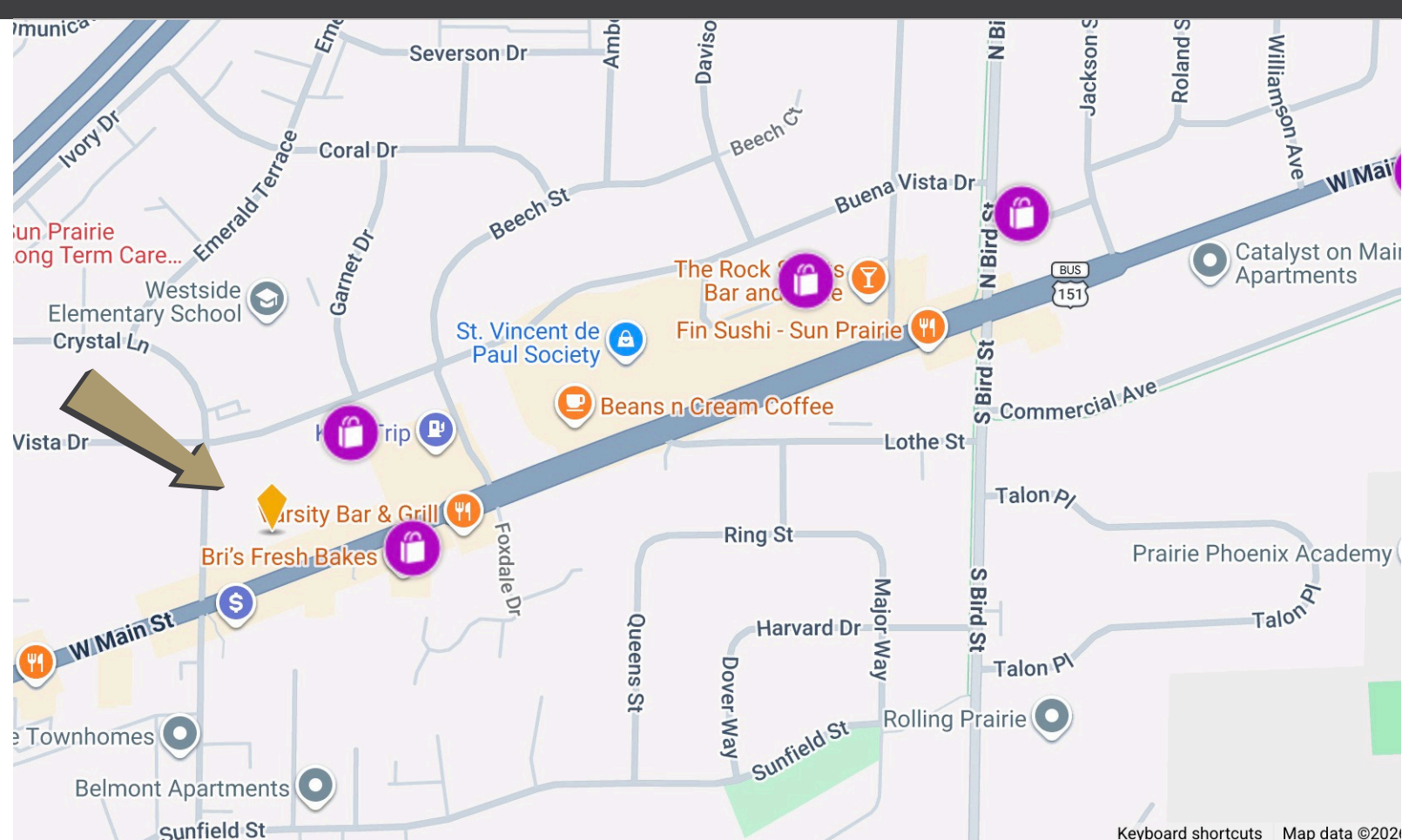
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CASHFLOWING RENTALS

Prime Location



COMPANY HIGHLIGHTS

Salon De Luxe presents an exceptional opportunity to acquire a stabilized, income-producing salon suite property in the heart of Sun Prairie, Wisconsin—one of the fastest-growing communities in the Madison metropolitan area. With a proven operating history, strong occupancy, and durable cash flow, this asset offers investors the opportunity to acquire a turnkey commercial property with immediate income and long-term appreciation potential.

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BEAUTY INDUSTRY ENTREPRENEURS

ESTABLISHED 2004



SALON SUITES WITH STABILITY

Originally transformed through a complete renovation in 2004, the property pioneered the salon suite concept in the local market and has continued to thrive for more than two decades. The business model addresses a fundamental need within the beauty industry: providing independent cosmetologists, estheticians, nail technicians, and beauty professionals with an affordable pathway to business ownership without the significant capital investment required to lease or build a traditional salon.

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SALON SUITES WITH STABILITY

An investment supported by remarkably loyal tenants and a resilient operating model. Several current tenants have occupied the property for 10, 12, 13, 14, and 17 years, with one tenant operating successfully within the property for an extraordinary 22 years. Such longevity is a powerful indicator of tenant satisfaction, operational stability, and the property's ability to support thriving small businesses. Combined with historically low vacancy, this exceptional retention significantly reduces leasing costs, minimizes downtime, and provides investors with dependable, recurring income.

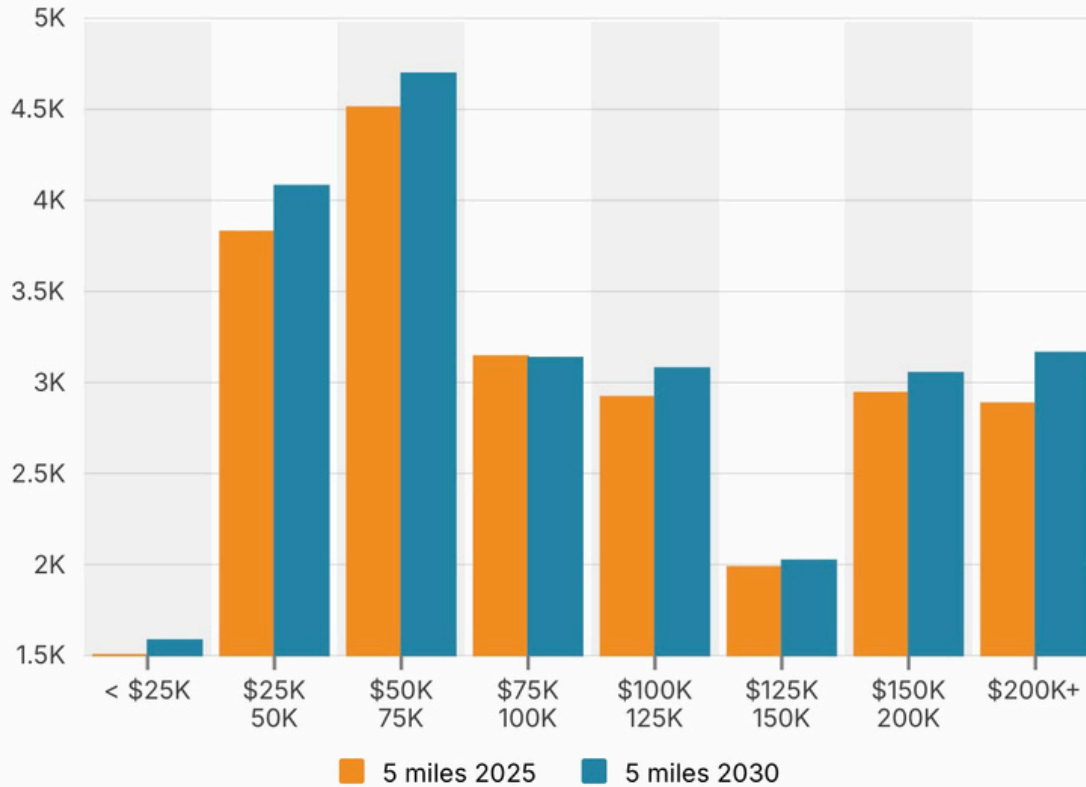
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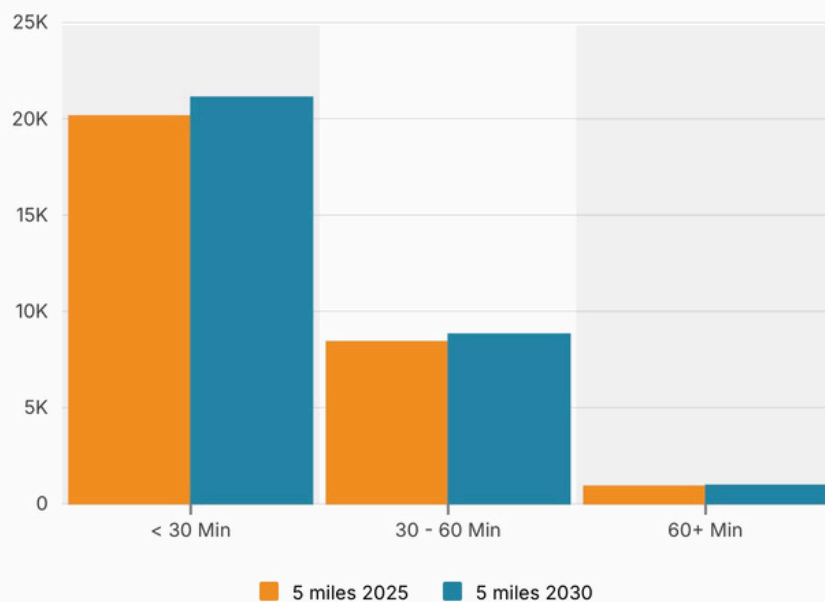
AREA DEMOGRAPHIC

THIS IS A SOLID INVESTMENT

Households By Income

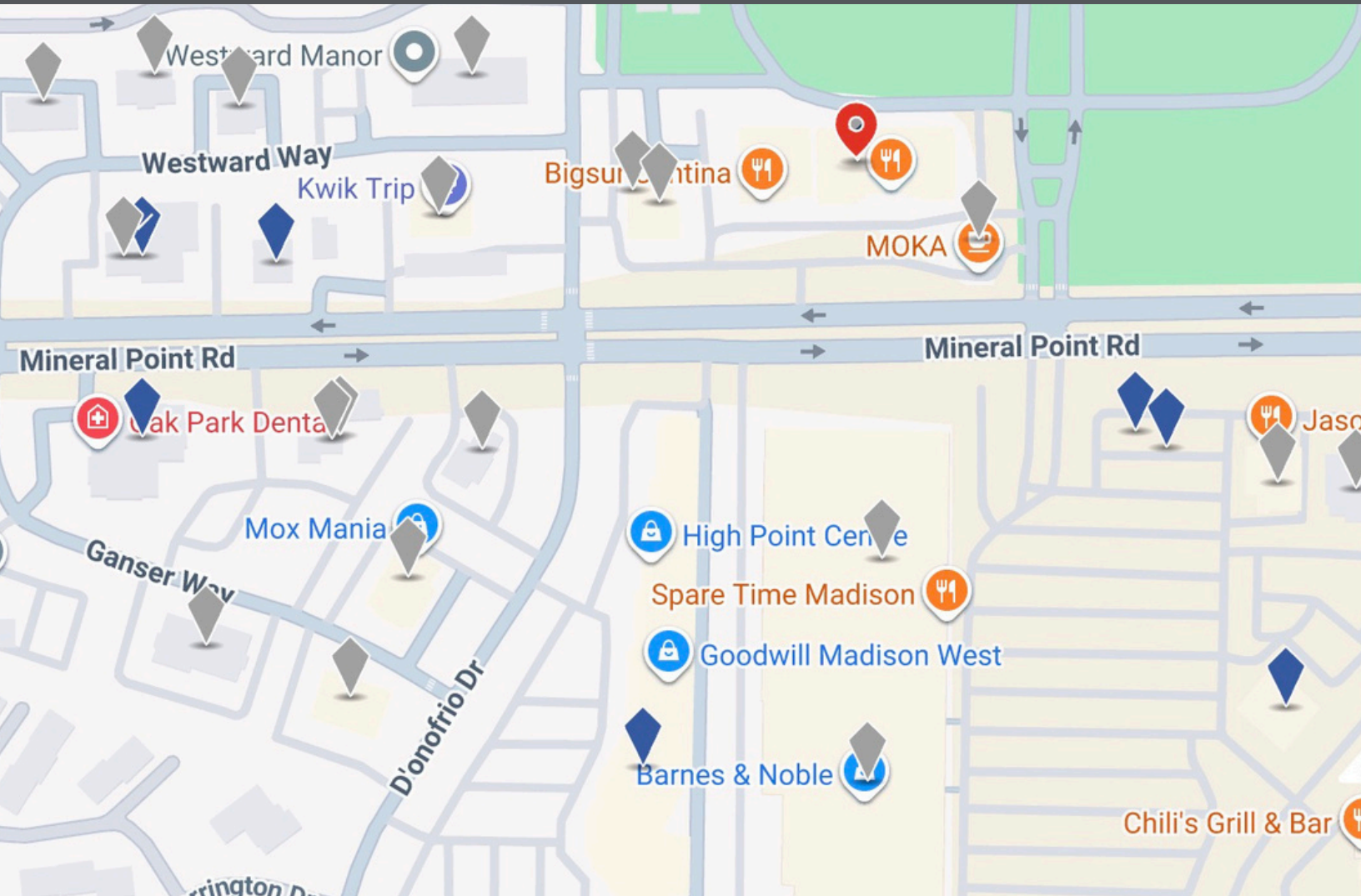


Population Travel To Work



7424 Mineral Point Rd, Madison WI. 53562

LOCATION DETAILS



Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
W Main St	N Walker Way SW	15,082	2025	0.03 mi
US 151 Business	N Walker Way E	16,533	2024	0.14 mi
W Main St	Audley Dr SW	11,326	2025	0.44 mi
Not Available	Not Available No	6,118	2020	0.46 mi
Broadway Dr	Wisconsin Ave NE	625	2024	0.47 mi
Broadway Drive	Wisconsin Ave NE	778	2025	0.47 mi
Bird St	Commercial Ave S	6,292	2025	0.48 mi
US Hwy 151	Windsor St NE	6,461	2023	0.50 mi
N Bird St	Buena Vista Dr S	8,338	2023	0.52 mi
WI 19	Lois Dr W	14,761	2024	0.53 mi

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Immediate, predictable cash flow generated by a fully leased property.

Established Net Operating Income (NOI) backed by a long history of successful operations.

Minimal historical vacancy supported by exceptional tenant retention.

Diversified income stream across multiple independent salon professionals, reducing reliance on any single tenant.

Low operational complexity with an established, proven business model.

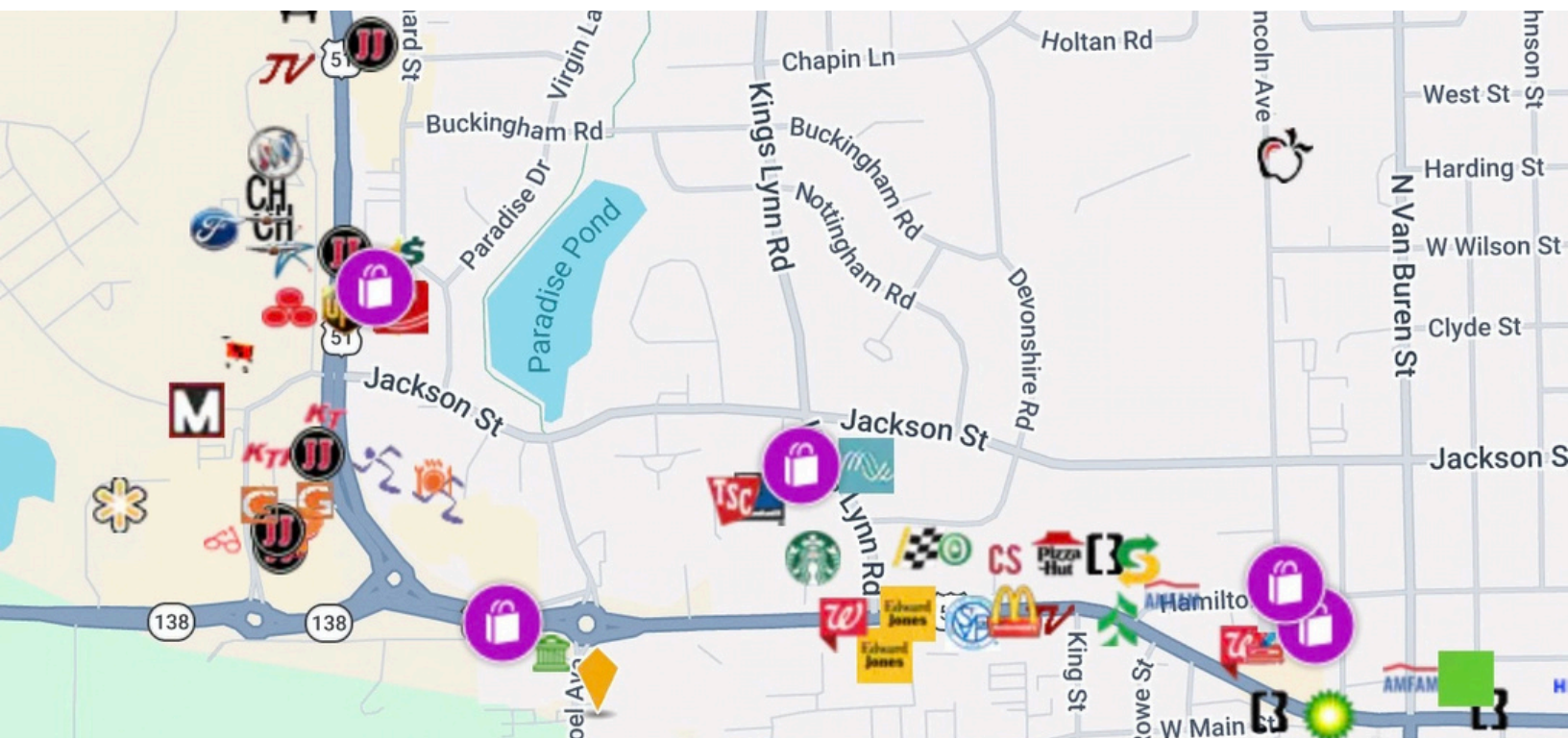
Located within one of Wisconsin's fastest-growing communities, benefiting from continued population growth, increasing household incomes, and strong demand for personal service businesses.

Long-term appreciation potential through ownership of a well-maintained commercial asset.

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POPULATION AND DEMOGRAPHICS



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$97,281	\$102,252	\$112,773
Median Household Income	\$74,689	\$81,017	\$91,932
< \$25,000	630	820	2,022
\$25,000 - 50,000	1,027	1,519	4,135
\$50,000 - 75,000	1,065	1,504	5,119
\$75,000 - 100,000	691	1,074	3,838
\$100,000 - 125,000	459	799	3,349
\$125,000 - 150,000	500	802	2,966
\$150,000 - 200,000	685	1,029	3,334
\$200,000+	364	656	2,988

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SALON SUITES WITH STABILITY

Investment opportunity that combines stable income, proven tenant demand, an exceptional occupancy history, and long-term appreciation potential rarely become available. Salon De Luxe represents a unique opportunity to acquire a cash-flowing commercial asset with an established reputation, durable fundamentals, and the ability to generate passive income from day one.

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